CÔNG TY C° PHЫN BLUEMARQ GROUP
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BLUEMARQ Group Joint Stock Company

Interim separate financial statements

For the nine-month period ended 30 September 2026

BLUEMARQ
GROUP

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BLUEMARQ
GROUP

THE COMPANY

BLUEMARQ Group Joint Stock Company ("the Company") is a joint stock company established under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0303104343 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 November 2007, as subsequently amended.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") pursuant to Decision No. 161/QD-SGDHCM dated 14 December 2009.

The current principal activities of the Company are to construct and trade real estate properties, to provide real estate brokerage services and other services.

The Company's registered head office is located at 2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr Bui Ngoc Duc	Chairman	Appointed on 16 April 2026
Mr Luong Ngoc Huy	Chairman	Resigned on 16 April 2026
Mr Luong Tri Thin	Member	
Mr Luong Ngoc Huy	Member	Appointed on 16 April 2026
Mr Ha Duc Hieu	Member	
Mr Nguyen Huy Hoang	Member	Appointed on 17 April 2026
Mr Nguyen Pham Anh Tai	Member	Resigned on 17 April 2026

AUDIT COMMITTEE

Members of the Audit Committee during the year and at the date of this report are:

Mr Nguyen Pham Anh Tai	Chairman	Resigned on 17 April 2026
Mr Nguyễn Huy Hoàng	Chairman	Appointed on 17 April 2026
Mr Ha Duc Hieu	Member	

MANAGEMENT

Members of the Management during the year and at the date of this report are:

Mr Bui Ngoc Duc	General Director	Resigned on 16 April 2026
Ms Do Thi Thai	Deputy General Director	Resigned on 13 April 2026
Mr Nguyen Truong Son	General Director	Appointed on 16 April 2026
Mr Luong Ngoc Huy	Deputy General Director	
Ms Bui Thanh Thao	Chief Accountant	

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Nguyen Truong Son.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of each financial year which give a true and fair view of the separate financial position of the Company and of the separate results of its operations and its separate cash flows for the year. In preparing those separate financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements; and
- prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 30 September 2026 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

For and on behalf of Management:

M.S.D.N: 0303104345 BLUEMARQ GROUP C.T.C.P

Nguyen Truong Son
General Director

Ho Chi Minh City, Vietnam
30 Oct 2026

BLUEMARQ GROUP

B01 – DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27, 2025
of the Ministry of Finance)

BLUEMARQ GROUP JOINT STOCK COMPANY
2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

ASSETS	Code	Notes	30 September 2026	31 December 2025
A. CURRENT ASSETS	**100**		**3,978,357,054,792**	**4,100,691,181,654**
I. Cash and cash equivalents	**110**	**4.1**	**100,267,614,905**	**1,519,759,117,748**
1. Cash	111		34,267,614,905	153,359,117,748
2. Cash equivalents	112		66,000,000,000	1,366,400,000,000
II. Short-term investments	**120**		**714,588,895,893**	**199,179,586,890**
1. Held-to-maturity investments	123	4.2	615,675,711,893	100,266,402,890
2. Other short-term investments	125		98,913,184,000	98,913,184,000
III. Short-term receivables	**130**		**795,012,365,031**	**298,389,881,392**
1. Short-term trade receivables	131	4.3	156,983,668,203	146,425,523,642
2. Short-term advances to suppliers	132	4.4	740,577,498,184	261,817,960,792
3. Other short-term receivables	135	4.5	134,210,177,259	156,905,375,573
4. Provision for doubtful short-term receivables	136		(236,758,978,615)	(266,758,978,615)
IV. Inventory	**140**	**4.6**	**2,360,408,527,531**	**2,077,227,658,004**
1. Inventories	141		2,360,408,527,531	2,077,227,658,004
V. Short-term biological assets	**150**		-	-
VI. Other current assets	**160**		**8,079,651,432**	**6,134,937,620**
1. Short-term prepaid expenses	161		8,079,651,432	6,134,937,620

BLUEMARQ GROUP

B01 – DN
(Issued under Circular No. 99/2025/TT-BTC
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BLUEMARQ GROUP JOINT STOCK COMPANY
2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

ASSETS	Code	Notes	30 September 2026	31 December 2025
B. NON-CURRENT ASSETS	**200**		**19,025,707,319,925**	**17,966,065,056,055**
I. Long-term receivables	**210**		**9,393,827,950**	**9,393,827,950**
1. Other long-term receivables	215		9,393,827,950	9,393,827,950
II. Fixed assets	**220**		**10,664,284,011**	**5,489,892,533**
1. Tangible fixed assets	221	4.7	5,238,764,043	1,489,091,201
- Historical cost	*222*		*30,533,445,843*	*26,142,397,022*
- Accumulated depreciation	*223*		*(25,294,681,800)*	*(24,653,305,821)*
2. Fixed assets under finance leases	224		-	-
3. Intangible assets	227	4.8	5,425,519,968	4,000,801,332
- Historical cost	*228*		*20,633,914,007*	*17,538,932,007*
- Accumulated amortisation	*229*		*(15,208,394,039)*	*(13,538,130,675)*
III. Long-term Biological Assets	**230**		-	-
IV. Investment properties	**240**	**4.9**	**96,081,174,374**	**98,066,030,081**
- Historical cost	241		110,848,773,812	110,848,773,812
- Accumulated depreciation	242		(14,767,599,438)	(12,782,743,731)
V. Long-term assets in progress	**250**		**91,191,351,953**	**87,237,331,023**
1. Construction in progress	252		91,191,351,953	87,237,331,023
VI. Long-term investments	**260**		**16,862,385,542,877**	**16,449,713,804,863**
1. Investments in subsidiaries	261	4.10	16,872,977,308,699	16,460,322,308,699
2. Provision for long-term investments (*)	264		(10,591,765,822)	(10,608,503,836)
VII. Other long-term assets	**270**		**1,955,991,138,760**	**1,316,164,169,605**
1. Long-term prepaid expenses	271	4.11	1,873,945,955,675	1,261,497,301,024
2. Deferred tax assets	272	4.12	82,045,183,085	54,666,868,581
TOTAL ASSETS	**280**		**23,004,064,374,717**	**22,066,756,237,709**

BLUEMARQ
GROUP

B01 – DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27, 2025
of the Ministry of Finance)

BLUEMARQ GROUP JOINT STOCK COMPANY
2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

RESOURCES	Code	Notes	30 September 2026	31 December 2025
C. LIABILITIES	**300**		**9,707,416,576,506**	**8,721,762,489,866**
I. Current liabilities	**310**		**9,553,792,544,401**	**8,598,564,061,450**
1. Short-term trade payables	311	4.13	333,575,280,609	668,141,341,654
2. Short-term advances from customers	312		7,471,638,536,371	4,982,139,244,680
3. Dividends and interest payable	313		80,034,700	80,034,700
4. Statutory obligations	314	4.14	104,372,169,088	255,695,586,789
5. Payables to employees	315		4,901,316,365	7,146,343,317
6. Short-term accrued expenses	316	4.15	27,123,935,879	28,575,120,988
7. Other short-term payables	320	4.16	1,575,751,121,599	2,468,662,983,578
8. Short-term loans	321	4.17	-	139,000,000,000
9. Bonus and welfare fund	323		36,350,149,790	49,123,405,744
II. Non-current liabilities	**330**		**153,624,032,105**	**123,198,428,416**
1. Other long-term liabilities	338	4.16	2,077,389,000	123,198,428,416
2. Long-term loans	339	4.17	151,546,643,105	-

BLUEMARQ GROUP

B01 – DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27, 2025
of the Ministry of Finance)

BLUEMARQ GROUP JOINT STOCK COMPANY
2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

RESOURCES	Code	Notes	30 September 2026	31 December 2025
D. OWNERS' EQUITY	**400**		**13,296,647,798,211**	**13,344,993,747,843**
1. Share capital	411	4.18	12,698,524,510,000	11,141,316,750,000
- Shares with voting rights	411a		12,698,524,510,000	11,141,316,750,000
2. Share premium	412		5,726,834,322	1,105,726,834,322
3. Treasury shares (*)	415		(2,500,560,000)	(2,500,560,000)
4. Investment and development fund	418		107,828,707,986	107,828,707,986
5. Undistributed earnings	421		487,068,305,903	992,622,015,535
- Undistributed earnings by the end of prior period	*421a*		*530,796,635,282*	*1,113,398,071,691*
- (Losses) undistributed earnings of current period	*421b*		*(43,728,329,379)*	*(120,776,056,156)*
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**23,004,064,374,717**	**22,066,756,237,709**

Approved, 30 Oct 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
PHAM THI TUYET TRAM	BUI THANH THAO	NGUYEN TRUONG SON

M.S.D.N: 0303104343 * C.T.C.P * BLUEMARQ GROUP * THÀNH PHỐ HỒ CHÍ MINH *

BLUEMARQ GROUP

B02 – DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27, 2025
of the Ministry of Finance)

BLUEMARQ GROUP JOINT STOCK COMPANY
2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City

INTERIM SEPARATE INCOME STATEMENT
QUARTER III 2026

Currency: VND

ITEMS	*Code*	*Notes*	*Quarter III*		*Cumulative through Quarter III*	
			Year 2026	*Year 2025*	*Year 2026*	*Year 2025*
1. Revenues from sale of goods and rendering of services	01	5.1	6,562,510,993	3,527,423,295	13,448,626,042	74,710,188,369
2. Sales deductions	02		-	-	-	-
3. Net revenues from sale of goods and rendering of services	**10**		**6,562,510,993**	**3,527,423,295**	**13,448,626,042**	**74,710,188,369**
4. Cost of goods sold and services rendered	11	5.2	5,383,908,337	2,373,951,509	10,587,565,348	25,099,218,354
5. Gross profit from sale of goods and rendering of services	**20**		**1,178,602,656**	**1,153,471,786**	**2,861,060,694**	**49,610,970,015**
6. Gain or loss on disposal of investment properties	21					-
7. Finance income	22	5.3	9,878,991,124	4,696,409,272	37,759,669,219	7,917,612,188
8. Finance expenses	23	5.4	7,491,986	3,382,986,815	1,901,279,843	22,116,730,605
- In which: Interest expenses	*24*		-	3,230,000,117	*1,306,438,357*	21,352,879,057
9. Selling expenses	25	5.5	1,891,029,150	13,970,120,857	40,921,480,079	28,198,687,412
10. General and administrative expenses	26	5.5	31,245,334,768	18,803,409,750	64,552,856,572	56,390,857,635
11. Operating profit (loss)	**30**		**(22,086,262,124)**	(30,306,636,364)	**(66,754,886,581)**	**(49,177,693,449)**
12. Other income	31		3,021,558,645	80,933,430	29,561,226,693	249,479,644
13. Other expenses	32		3,500,000	1,665,753,727	6,534,669,491	3,379,126,537
14. Other profit (loss)	**40**	**5.6**	**3,018,058,645**	(1,584,820,297)	**23,026,557,202**	**(3,129,646,893)**
15. Accounting profit (loss) before tax	**50**		**(19,068,203,479)**	(31,891,456,661)	**(43,728,329,379)**	**(52,307,340,342)**
16. Current corporate income tax expenses	51		5,383,710,105	17,262,259,118	27,378,314,504	17,262,259,118
17. Deferred tax expenses	52		(5,383,710,105)	(17,262,259,118)	(27,378,314,504)	(17,262,259,118)
18. Net profit (loss) after tax	**60**		**(19,068,203,479)**	**(31,891,456,661)**	**(43,728,329,379)**	**(52,307,340,342)**

Approved, 30 Oct 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
PHAM THI TUYET TRAM	BUI THANH THAO	NGUYEN TRUONG SON

The accompanying notes are an integral part of the separate financial statements.

B03 – DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27, 2025
of the Ministry of Finance)

BLUEMARQ GROUP JOINT STOCK COMPANY
2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City

INTERIM SEPARATE CASH FLOW STATEMENT
(INDIRECT METHOD)
QUARTER III 2026

Currency: VND

ITEMS	*Code*	*Notes*	*For the nine-month period ended 30 September 2026*	*For the nine-month period ended 30 September 2025*
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit (loss) before tax	***01***		***(43,728,329,379)***	***(52,307,340,342)***
2. Adjustments for:			***(61,561,894,326)***	***22,963,344,040***
Depreciation and amortisation of fixed assets and investment properties	02		4,296,495,050	3,982,120,143
Reversal of provisions	03		(30,016,738,014)	5,000,000,000
Exchange losses arising from revaluation of monetary items denominated in foreign currencies	04		587,349,500	388,877,500
Profits from investing activities	05		(37,735,439,219)	(7,917,612,188)
Borrowing costs and bond issuance costs	06		1,306,438,357	21,509,958,585
3. Operating (loss) profit before changes in working capital	***08***		***(105,290,223,705)***	***(29,343,996,302)***
Change in receivables	09		(450,730,154,872)	451,730,957,355
Change in inventories	10		(283,180,869,527)	(200,281,004,571)
Change in payables and other liabilities (excluding interest payable, corporate income tax)	11		1,006,598,304,579	1,415,999,194,333
Change in prepaid expenses	12		(614,393,368,463)	(44,945,858,696)
Change in held-for-trading securities	13		-	-
Interest paid	14		(3,254,246,576)	(34,148,105,199)
Corporate income tax paid	15		(46,735,460,875)	(24,541,217,156)
Other cash outflows for operating activities	17		(17,390,876,207)	(7,438,457,483)
Net cash flows used in operating activities	***20***		***(514,376,895,646)***	***1,527,031,512,281***
II. CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase and construction of fixed assets and other long-term assets	21		(11,440,051,751)	(12,792,154,727)
Loans to other entities and payments for purchase of debt instruments of other entities	23		(515,409,309,003)	-
Payments for investments in other entities	25		(412,745,000,000)	(1,560,030,000,000)
Proceeds from sale of investments in other entities/disposal of a subsidiary	26		25,770,000	-
Interest and dividends received	27		21,907,340,452	8,216,081,487
Net cash flows from investing activities	***30***		***(917,661,250,302)***	***(1,564,606,073,240)***

The accompanying notes are an integral part of the separate financial statements.

BLUEMARQ GROUP

B03 – DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27, 2025
of the Ministry of Finance)

BLUEMARQ GROUP JOINT STOCK COMPANY
2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City

INTERIM SEPARATE CASH FLOW STATEMENT
(INDIRECT METHOD)
QUARTER III 2026

Currency: VND

ITEMS	*Code*	*Notes*	*For the nine-month period ended 30 September 2026*	*For the nine-month period ended 30 September 2025*
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Issuance of shares	31		-	1,801,758,576,000
Drawdown of borrowings	33	6.1	151,546,643,105	642,229,571,627
Repayment of borrowings	34	6.2	(139,000,000,000)	(600,003,016,313)
Net cash used in financing activities	***40***		***12,546,643,105***	***1,843,985,131,314***
Net decrease in cash and cash equivalents for the period	**50**		**(1,419,491,502,843)**	**1,806,410,570,355**
Cash and cash equivalents at beginning of period	**60**	**4.1**	**1,519,759,117,748**	**93,372,601,566**
Cash and cash equivalents at end of period	**70**	**4.1**	**100,267,614,905**	**1,899,783,171,921**

Approved, 30 Oct 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
PHAM THI TUYET TRAM	BUI THANH THAO	NGUYEN TRUONG SON

1. CORPORATE INFORMATION

1.1. Ownership structure

BLUEMARQ Group Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 0303104343 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 November 2007, as subsequently amended.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 161/QD-SGDHCM dated 14 December 2009.

The charter capital, as stated in the Business Registration Certificate of the Joint Stock Company No. 0303104343 dated 17 June 2026, is VND 12.698.524.510.000

The Company's registered head office is located at 2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 September 2026 is 101 (31 December 2025: 176).

1.2. Principal activities

The current principal activities of the Company are to provide trade real estate properties, real estate brokerage and other services.

1.3. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

1.4. Corporate structure

No	*Name of subsidiaries*	*Business activities*	*Effective interest (%)*	*Voting right (%)*
01.	Dat Xanh Real Estate Service Joint Stock Company ("DXS")	Real estate trading and brokers	59.00	59.00
02.	BLUEMARQ Development Joint Stock Company ("BLUEMARQ DEVELOPMENT")	Real estate trading	100.00	100.00
03.	Dat Xanh Tech One Member Company Limited ("Dat Xanh Tech")	Real estate trading and brokers	100.00	100.00
04.	Athena Invest Company Limited ("Athena")	Real estate trading and brokers	100.00	100.00
05.	Patheon Holdings Company Limited ("Patheon")	Real estate trading	100.00	100.00
06.	DHG Investment Company Limited ("DHG")	Real estate trading	100.00	100.00

No	*Name of subsidiaries*	*Business activities*	*Effective interest (%)*	*Voting right (%)*
07.	Phuc Hung Phat Real Estate Company Limited	Real estate trading and brokers	100.00	100.00
08.	Northern Green Land Real Estate and Services Joint Stock Company ("Dat Xanh Mien Bac")	Real estate trading and brokers	36.38	61.67
09.	Regal Group Joint Stock Company ("Dat Xanh Mien Trung")	Real estate trading and brokers	32.45	55.00
10.	Cara Group Joint Stock Company (as known as Dat Xanh Mien Tay Services and Investment Joint Stock Company)	Real estate trading and brokers	35.99	61.00
11.	Vietnam Real Estate Joint Stock Company ("Real Estate Tech")	Technology development	30.08	50.99
12.	Nam Trung Bo Real Estate Development Joint Stock Company ("Dat Xanh Nam Trung Bo")	Real estate trading and brokers	41.89	71.00
13.	DXMD Vietnam Joint Stock Company (formerly known as Dat Xanh Mien Dong Investment and Services Joint Stock Company) ("Dat Xanh Mien Dong")	Real estate trading and brokers	35.99	61.00
14.	Ihouzz Technology Joint Stock Company ("Ihouzz")	Technology development	31.58	53.54
15.	Tulip Real Estate Financial Services Corporation ("Tulip")	Financial services	35.40	60.00
16.	Linkgroup Real Estate Corporation ("Linkgroup")	Real estate trading and brokers	47.48	80.47
17.	GPT Real Estate Joint Stock Company ("Dat Xanh Premium")	Real estate trading and brokers	34.81	59.00
18.	Tiptek Joint Stock Company (previously known as International Real Estate Joint Stock Company)	Real estate trading and brokers	38.29	64.90
19.	Tay Nam Real Estate Investment and Service Joint Stock Company	Real estate trading and brokers	33.34	56.50
20.	BLUEMARQ Asset Management Joint Stock Company	Consulting services	99.98	99.98
21.	Viethomes Real Estate Joint Stock Company ("Viethomes")	Real estate trading and brokers	20.01	55.79
22.	S-Homes Group Real Estate Joint Stock Company ("S-Homes")	Real estate trading and brokers	18.55	87.00

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 30 September 2026
(Displayed in Vietnamese dong, except in cases where noted in another currency)
The accompanying Notes are an integral part of these Financial Statements

No	*Name of subsidiaries*	*Business activities*	*Effective interest (%)*	*Voting right (%)*
23.	Bac Trung Bo Real Estate Joint Stock Company ("Bac Trung Bo Real Estate")	Real estate trading and brokers	22.92	63.00
24.	Duyen Hai Green Land Real Estate Joint Stock Company ("Dat Xanh Duyen Hai")	Real estate trading and brokers	22.19	61.00
25.	Asahi Japan Investment and Properties Management Service Joint Stock Company ("Asahi")	Property management and real estate investment	18.55	51.00
26.	Bac Bo Real Estate Joint Stock Company ("Bac Bo Real Estate")	Real estate trading	18.55	51.00
27.	Kinh Bac Real Estate Investment and Services Joint Company ("Kinh Bac")	Real estate trading and brokers	30.02	82.50
28.	Hung Vuong Real Estate Investment and Services Joint Stock Company ("Hung Vuong")	Real estate trading and brokers	34.45	94.68
29.	S-Advices Investment Consulting Joint Stock Company ("S-Advices")	Consulting services	35.65	98.00
30.	S-Media Consulting Company Limited ("S-Media")	Advertising	18.55	51.00
31.	Nha O Ngay Vietnam Company Limited ("Nha O Ngay")	Real estate trading	36.01	98.98
32.	S-O Farm Company Limited ("S-O Farm")	Agriculture	35.65	98.00
33.	S-Tech Technology Company Limited ("S-Tech")	Technology development	36.38	100.00
34.	DMH Group Real Estate Services Joint Stock Company	Real estate trading	27.16	74.65
35.	Dat Xanh Mien Trung Investment And Business Joint Stock Company ("Dat Xanh Da Nang")	Real estate trading and brokers	35.99	61.00
36.	Nam Mien Trung Real Estate Joint Stock Company ("Dat Xanh Nam Mien Trung")	Real estate trading and brokers	20.42	61.00
37.	Smart City One Member Company Limited ("Smart City")	Real estate trading	32.45	100.00
38.	Emerald Real Estate Development Joint Stock Company ("Dat Xanh Emerald")	Real estate trading and brokers	21.23	61.00
39.	Quang Ngai Urban Development One Member Company Limited ("Dat Xanh Quang Ngai")	Real estate trading and brokers	32.45	100.00

No	*Name of subsidiaries*	*Business activities*	*Effective interest (%)*	*Voting right (%)*
40.	Quang Binh Urban Development Limited Liability Company ("Dat Xanh Quang Binh")	Real estate trading and brokers	32.45	100.00
41.	Regal Food Company Limited	Food products	32.45	100.00
42.	Regal Hotels & Resorts Company Limited	Tourist accommodation establishment	32.45	100.00
43.	Ha Thuan Hung Construction Trade Services Company Limited ("Ha Thuan Hung")	Real estate trading	51.00	51.00
44.	Saigon Riverside Investment Company Limited ("Saigon Riverside")	Real estate trading	100.00	100.00
45.	Thang Long Investment Petrol Joint Stock Company ("Thang Long Petrol")	Real estate trading	100.00	100.00
46.	Charm & CI Viet Nam Company Limited ("Charm & CI")	Real estate trading	100.00	100.00
47.	Tay Nam Bo Real Estate Investment Joint Stock Company ("Tay Nam Bo Real Estate")	Real estate trading	100.00	100.00
48.	Dong Nam Bo Real Estate Investment Joint Stock Company ("Dong Nam Bo Real Estate")	Real estate trading	100.00	100.00
49.	Hoi An One Invest Joint Stock Company ("Hoi An Invest")	Real estate trading	100.00	100.00
50.	Mien Dong Real Estate Investment Joint Stock Company ("Mien Dong Real Estate")	Real estate trading	100.00	100.00
51.	Phuoc Son Investment Joint Stock Company ("Phuoc Son")	Real estate trading	100.00	100.00
52.	Diamond Tower Investment Joint Stock Company ("Diamond")	Real estate trading	100.00	100.00
53.	Ruby Tower Investment Joint Stock Company ("Ruby)	Real estate trading	100.00	100.00
54.	Emerald Tower Investment Joint Stock Company	Real estate trading and brokers	100.00	100.00
55.	Sapphire Tower Investment Joint Stock Company	Real estate trading and brokers	100.00	100.00
56.	DAMC Joint Stock Company	Real estate trading and brokers	100.00	100.00

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 30 September 2026
(Displayed in Vietnamese dong, except in cases where noted in another currency)
The accompanying Notes are an integral part of these Financial Statements

No	*Name of subsidiaries*	*Business activities*	*Effective interest (%)*	*Voting right (%)*
57.	Dat Xanh Mien Tay Service Joint Stock Company ("Can Tho Real Estate")	Real estate trading and brokers	32.59	55.23
58.	Nam Mien Tay Real Estate Services Joint Stock Company ("Nam Mien Tay Real Estate")	Real estate trading and brokers	21.19	65.00
59.	Ecohome Real Estate Joint Stock Company ("Ecohome")	Real estate trading and brokers	47.48	100.00
60.	Duyen Hai Mien Tay Real Estate Joint Stock Company ("Duyen Hai Mien Tay")	Real estate trading and brokers	21.51	66.00
61.	Magnolia Southern Holdings LLC	Real estate trading	100.00	100.00
62.	Thuan An City Real Estate Joint Stock Company	Real estate trading	100.00	100.00
63.	Linkland Investment Company Limited ("Linkland Invest")	Real estate trading and brokers	47.48	100.00
64.	Ngoc Le Investment Construction Company Limited ("Ngoc Le")	Real estate trading	47.48	97.61
65.	Lifarm Agriculture Limited Company ("Lifarm")	Agriculture	47.48	100.00
66.	Propcom Joint Stock Company ("Propcom")	Real estate trading and brokers	31.27	99.00
67.	Linkhouse Mien Trung Real Estate Joint Stock Company ("Linkhouse Mien Trung")	Real estate trading and brokers	12.35	51.00
68.	Linkhouse Real Estate Corporation ("Linkhouse")	Real estate trading and brokers	24.21	51.00
69.	Nha Trang Petroleum Investment Joint Stock Company ("Nha Trang Petrol")	Real estate trading	99.87	100.00
70.	Dong Nai Real Estate Joint Stock Company ("Dong Nai Real Estate")	Real estate trading and brokers	68.00	100.00
71.	Hoa Phuong Do Real Estate Limited Liability Company	Real estate trading	100.00	100.00
72.	DBB Homes Real Estate Services Joint Stock Company	Real estate trading	18.55	51.00
73.	Dong Nai Investment Joint Stock Company ("Dong Nai Investment")	Real estate trading and brokers	100.00	100.00

No	*Name of subsidiaries*	*Business activities*	*Effective interest (%)*	*Voting right (%)*
74.	Vicco Saigon Joint Stock Company ("Vicco Saigon")	Real estate trading and brokers	100.00	99.99
75.	Northern Real Estate Joint Stock Company ("DXI")	Real estate trading	100.00	100.00
76.	DN Premium Investment and Services Joint Stock Company ("DN Premium")	Real estate trading and brokers	17.75	51.00
77.	City Invest Real Estate Joint Stock Company ("City Invest")	Real estate trading and brokers	21.06	55.00
78.	Vien Dong Land Investment Corporation ("Vidoland")	Real estate trading	100.00	100.00
79.	Ha An Land Real Estate Investment Company Limited ("Ha An Land")	Real estate trading	100.00	100.00
80.	Asahi Luxstay Services Joint Stock Company	Consulting services	9.74	51.00
81.	Viet Nhat Cares Trading and Services Joint Stock Company	Cleaning Services	16.60	51.00
82.	Cara Legend One Member Company Limited	Real estate trading and brokers	35.99	100.00
83.	Cara Smart City One Member Company Limited	Real estate trading and brokers	35.99	100.00
84.	Ngoc Khanh Real Estate Investment and Development Joint Stock Company	Real estate trading and brokers	100.00	100.00
85.	Orchid Land Real Estate Development Company Limited	Real estate trading	100.00	100.00
86.	Minh An Security Joint Stock Company	Personal protection services	19.11	51.00
87.	Lan Anh Real Estate Investment and Business Company Limited	Real estate trading	47.48	100.00
88.	Eastern Lotus Trading and Development Company Limited	Real estate trading	100.00	100.00
89.	Thang Long Services and Real Estate Joint Stock Company	Real estate trading	11.57	51.00
90.	Le Gia Newland Investment Company Limited	Real estate trading	24.11	67.00
91.	Binh Phuoc Real Estate Investment Joint Stock Company ("Binh Phuoc")	Real estate trading	100.00	100.00
92.	BLUEMARQ Investment Joint Stock Company	Real estate trading and brokers	99.99	99.99

2. BASIS OF PREPARATION

2.1 Purpose of preparing the separate financial statements

The Company has subsidiaries as disclosed in Note 4.10 and has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the accounting period ended 30 September 2026 on the same date.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

2.2. Accounting standards and system

The separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3. Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.4. Fiscal year

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

2.5. Accounting currency

The separate financial statements are prepared in VND which is also the Company's accounting currency.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at bank, and short-term investments with an original maturity of not more than three months, that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

The classification of cash equivalents is determined based on the nature of the investment, the purpose of holding and the convertibility at the reporting date, taking into account any restrictions on use (if any) to ensure appropriate presentation of the Company's financial position.

3.2. Inventories

Inventory properties

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value.

Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The determination of estimated selling price and related costs is based on available market information, recent transactions, the Company's sales policies and market supply-demand conditions.

The cost of inventory property recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Other inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Merchandise	-	cost of purchase on a specific identification basis
Tools and supplies	-	cost of purchase on a weighted average basis

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories based on appropriate evidence of impairment available at the balance sheet date.

The provision is determined based on assessment of each project or product, taking into account legal status, project progress, sales capability and market conditions at the reporting date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement.

3.3. Receivables

Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after the provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the separate income statement.

3.4. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

The Company reviews indicators of impairment at each reporting date and recognises impairment losses where applicable.

3.5. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

The Company reviews impairment indicators at each reporting date.

3.6. Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Means of transportation	5 - 10 years
Office equipment	3 - 6 years
Computer software, website	3 - 6 years
Others	3 - 6 years

Useful lives and depreciation methods are reviewed periodically and adjusted when necessary to reflect actual usage conditions.

3.7. Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	30 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the separate income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.8. Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.9. Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The allocation is based on the nature of the expense and expected benefit period, and is reviewed periodically.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the separate income statement over 2 to 3 years or recognised consistently with revenue:

- Tools and consumables with large value issued into construction and can be used for more than one year;
- Show houses; and
- Brokerage fee.

Brokerage commissions are allocated in line with related revenue based on contract terms and transaction progress.

3.10. Investments

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investment in an associate

Investment in an associate over which the Company has significant influence are carried at cost.

Distributions from the accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the separate financial statements and deducted against the value of such investments.

Provision of the investment

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

3.11. Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

Amounts are measured based on reasonable estimates of settlement values.

3.12. Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.13. Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting:

- *Investment and development fund*

  This fund is set aside for use in the Company's expansion of its operation or of in-depth investment.

- *Bonus and welfare fund*

  This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the separate balance sheet.

3.14. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Rendering of real estate brokerage and other services

Revenue is recognised when services have been rendered and completed.

Sale of apartments

For apartments sold after completion of construction, the revenue and associated costs are recognised when the significant risks and rewards of ownership of the apartments have passed to the buyers.

Interest income

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

Rental income

Rental income arising from operating leases is accounted for on a straight-line basis over the lease term.

3.15. Taxation

Current income tax

Current income tax assets and liabilities for the current and prior year are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporarily differences associated with investments in subsidiaries and associates, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part

of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on the same taxable entity or when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.16. Related parties

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 30 September 2026
(Displayed in Vietnamese dong, except in cases where noted in another currency)
The accompanying Notes are an integral part of these Financial Statements

4. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Currency: VND

4.1. Cash and cash equivalents

	30 September 2026	*31 December 2025*
Cash on hand	214,416,249	86,531,484
Cash in banks	34,053,198,656	153,272,586,264
Cash equivalents	66,000,000,000	1,366,400,000,000
TOTAL	**100,267,614,905**	**1,519,759,117,748**

(*) Detail cash in banks as follows:

	30 September 2026	*31 December 2025*
Vietnam Joint Stock Commercial Bank for Industry and Trade	421,243,502	75,373,224,089
Military Commercial Joint Stock Bank	28,330,088,322	70,357,920,307
Other banks	5,301,866,832	7,541,441,868
TOTAL	**34,053,198,656**	**153,272,586,264**

(**) Detail cash in banks as follows:

	30 September 2026	*Term*	*Applicable interest (%)*
Military Commercial Joint Stock Bank	66,000,000,000	1-3 month	4.75%
TOTAL	**66,000,000,000**		

Cash equivalents represent bank deposits with the orginal maturity of less than three (3) months which earn interest from 4.75 per annum.

4.2. Short-term financial investments

a. Held-to-maturity investments

Held-to-maturity investments represented term deposits in VND at Banks with original terms to maturity of more than 3 months and less than 12 months from their transaction dates.

	30 September 2026	*31 December 2025*
Bank deposits	154,786,980,236	100,230,000,000
Short-term loan receivables	445,000,000,000	-
Interest Receivable	15,888,731,657	36,402,890
TOTAL	**615,675,711,893**	**100,266,402,890**

b. Other short-term investments

	30 September 2026	*31 December 2025*
Corporation Contracts ("BCC")	98,913,184,000	98,913,184,000
TOTAL	**98,913,184,000**	**98,913,184,000**

4.3. Short-term trade receivables

	30 September 2026	*31 December 2025*
Receivables from apartment buyers	102,678,168,873	102,678,168,873
Others	54,305,499,330	43,747,354,769
TOTAL	**156,983,668,203**	**146,425,523,642**
Provision for short-term trade receivables	(38,463,114,371)	(38,463,114,371)
Net	**118,520,553,832**	**107,962,409,271**

4.4. Short-term advances to suppliers

	30 September 2026	*31 December 2025*
Irrigation Construction Corporation No. 4	91,490,048,921	91,490,048,921
Hoa Binh Construction Group Joint Stock Company	279,044,345,052	140,106,386,076
Hau Giang Province Land Development Center	6,000,000,000	6,000,000,000
China Construction Corporation (S.E.A)	90,709,649,383	-
TDI Investment Joint Stock Company	152,698,152,682	-
Others	120,635,302,146	24,221,525,795
TOTAL	**740,577,498,184**	**261,817,960,792**
Provision for short-term advances to suppliers	(97,330,063,921)	(97,330,063,921)
Net	**643,247,434,263**	**164,487,896,871**

4.5. Other short-term receivables

	30 September 2026	*31 December 2025*
Deposits	13,393,277,273	43,283,177,273
Advances for investments	70,930,914,000	68,250,647,640
Advances to employees	8,243,182,711	8,070,595,503
Capital contributed in Business Corporation Contracts ("BCC")	35,733,193,826	35,733,193,826
Others	5,909,609,449	1,567,761,331
TOTAL	**134,210,177,259**	**156,905,375,573**
Provision for other short-term receivables	(100,965,800,323)	(130,965,800,323)
Net	**33,244,376,936**	**25,939,575,250**

4.6. Inventories

	30 September 2026	*31 December 2025*
Inventory properties in progress	2,334,792,252,274	2,054,624,071,748
Completed inventory properties	21,629,164,024	21,629,164,024
Merchandise	156,439,659	257,542,159
Tools and supplies	3,830,671,574	716,880,073
TOTAL	**2,360,408,527,531**	**2,077,227,658,004**
Provision for inventory devaluation	-	-
Net	**2,360,408,527,531**	**2,077,227,658,004**

4.7. Tangible fixed assets

	Means of transportation	Office equipment	Others	Total
Cost:				
As at 31 December 2025	13,640,924,625	11,535,978,177	965,494,220	26,142,397,022
Purchases during the period	3,513,252,525	877,796,296	-	4,391,048,821
As at 30 September 2026	17,154,177,150	12,413,774,473	965,494,220	30,533,445,843
Accumulated depreciation:				
As at 31 December 2025	(13,093,234,263)	(10,594,577,338)	(965,494,220)	(24,653,305,821)
Depreciation for the period	(323,189,859)	(318,186,120)	-	(641,375,979)
As at 30 September 2026	(13,416,424,122)	(10,912,763,458)	(965,494,220)	(25,294,681,800)

Net carrying amount:				
As at 31 December 2025	547,690,362	941,400,839	-	1,489,091,201
As at 30 September 2026	**3,737,753,028**	**1,501,011,015**	-	**5,238,764,043**

4.8. Intangible fixed assets

	Computer software	Website	Others	Total
Cost:				
As at 31 December 2025	16,165,031,402	1,063,166,005	310,734,600	17,538,932,007
Purchases during the period	3,094,982,000	-	-	3,094,982,000
As at 30 September 2026	**19,260,013,402**	**1,063,166,005**	**310,734,600**	**20,633,914,007**
Accumulated amortisation:				
As at 31 December 2025	(12,164,230,070)	(1,063,166,005)	(310,734,600)	(13,538,130,675)
Amortisation for the period	(1,670,263,364)	-	-	(1,670,263,364)
As at 30 September 2026	(13,834,493,434)	(1,063,166,005)	(310,734,600)	(15,208,394,039)
Net carrying amount:				
As at 31 December 2025	4,000,801,332	-	-	4,000,801,332
As at 30 September 2026	**5,425,519,968**	-	-	**5,425,519,968**

4.9. Investment properties

	Buildings and structures
Cost:	
As at 31 December 2025	110,848,773,812
As at 30 September 2026	110,848,773,812
Accumulated depreciation:	
As at 31 December 2025	(12,782,743,731)
Depreciation for the period	(1,984,855,707)
As at 30 September 2026	(14,767,599,438)
Net carrying amount:	
As at 31 December 2025	98,066,030,081
As at 30 September 2026	**96,081,174,374**

4.10. Investments in subsidiaries

Name	Activity status	30 September 2026		31 December 2025	
		% of interest	Cost of investment	% of interest	Cost of investment
Dat Xanh Real Estate Service Joint Stock Company ("DXS")	Operating	55.37	2,000,603,604,073	55.37	2,000,603,604,073
BLUEMARQ Development Joint Stock Company	Operating	99,99	13,393,588,704,626	99,99	13,393,588,704,626
Dat Xanh Tech One Member Company Limited ("Dat Xanh Tech")	Dissolution procedures	100	13,365,000,000	100	11,280,000,000
Athena Invest Company Limited ("Anthena Invest")	Operating	100	2,150,000,000	100	1,450,000,000
Patheon Holding Company Limited ("Pathenon")	Operating	100	850,000,000	100	850,000,000
Dat Xanh Finance Company Limited ("Dat Xanh Finance")	Dissolved	-	-	100	50,000,000
DHG Investment Company Limited ("DHG Investment")	Operating	85	297,500,000,000	85	297,500,000,000
Phuc Hung Phat Estate Investment Company Limited ("Phuc Hung Phat")	Operating	100	755,000,000,000	100	755,000,000,000
BLUEMARQ Asset Management Joint Stock Company	Operating	99.98	209,960,000,000	-	-
BLUEMARQ Investment Joint Stock Company	Operating	99.99	199,960,000,000	-	-
TOTAL			**16,872,977,308,699**		**16,460,322,308,699**

4.11. Long-term prepaid expenses

	30 September 2026	*31 December 2025*
Brokerage fee, show houses	1,868,591,988,324	1,258,210,594,057
Others	5,353,967,351	3,286,706,967
TOTAL	**1,873,945,955,675**	**1,261,497,301,024**

4.12. Deferred tax assets

	30 September 2026	*31 December 2025*
Corporate income tax rate	20%	20%
Provisional CIT based on the revenue from real estate transfer activities	82,045,183,085	54,666,868,581
TOTAL	**82,045,183,085**	**54,666,868,581**

4.13. Short-term trade payables

	30 September 2026	*31 December 2025*
Hoa Binh Construction Group JSC	127,780,346,836	52,057,992,679
TDI Investment Joint Stock Company	5,866,666,667	5,866,666,667
Binh Dinh Construction Corporation	8,589,231,575	8,589,231,575
Others	191,339,035,531	601,627,450,733
TOTAL	**333,575,280,609**	**668,141,341,654**

4.14. Statutory obligations

	31 December 2025	*Increase in period*	*Decrease in period*	*30 September 2026*
Value-added tax	218,292,228,712	191,022,102,475	321,392,138,771	87,922,192,416
Corporate income tax	33,963,764,520	27,378,314,504	46,735,460,875	14,606,618,149
Personal income tax	1,522,016,769	7,575,366,376	7,432,017,840	1,665,365,305
Others	1,917,576,788	177,993,218	1,917,576,788	177,993,218
TOTAL	**255,695,586,789**	**226,153,776,573**	**377,477,194,274**	**104,372,169,088**

4.15. Short-term accrued expenses

	30 September 2026	*31 December 2025*
Cost of construction projects	23,502,736,701	23,502,736,701
Loan interests	838,247,088	2,130,823,225
Others	2,782,952,090	2,941,561,062
TOTAL	**27,123,935,879**	**28,575,120,988**

4.16. Other payables

	30 September 2026	*31 December 2025*
Short-term	**1,575,751,121,599**	**2,468,662,983,578**
Investment payable	406,551,337	406,551,337
Received deposits for purchasing products from projects	1,025,387,336	4,425,387,336
Maintenance fee	5,088,609,181	544,615,996
Short-term deposit received	1,506,032,818,200	2,412,032,818,200
Received on behalf for project developers	2,570,149,982	2,570,149,982
Received capital contribution of BCC from related parties	23,500,000,000	-
Others	37,127,605,563	48,683,460,727
Long-term	**2,077,389,000**	**123,198,428,416**
Long-term deposit received	2,077,389,000	2,077,389,000
Received capital contribution of BCC from related parties	-	121,121,039,416
TOTAL	**1,577,828,510,599**	**2,591,861,411,994**

4.17. Loans

	30 September 2026	*31 December 2025*
Short-term	**-**	**139,000,000,000**
Loans from other party	-	139,000,000,000
Long-term	**151,546,643,105**	**-**
Loans from a bank	151,546,643,105	-
TOTAL	**151,546,643,105**	**139,000,000,000**

Details of movement of loans are as follows:

	For the nine-month period ended 30 September 2026	*For the nine-month period ended 30 September 2025*
Beginning balance	139,000,000,000	1,556,056,398,684
Drawdown	151,546,643,105	642,257,623,007
Repayment of loans and bonds	(139,000,000,000)	(600,031,067,693)
Allocation of bond issuance cost	-	157,079,528
Ending balance	**151,546,643,105**	**1,598,440,033,526**

4.18. Owners' equity

a. Movements in owners' equity

Currency: VND

	Share capital	*Share premium*	*Treasury shares*	*Investment and development fund*	*Undistributed earnings*	*Total*
For the nine -month period ended 30 September 2025:						
As at 01 January 2025	**7,224,509,210,000**	**283,153,338,806**	**(2,500,560,000)**	**107,828,707,986**	**2,318,516,771,727**	**9,931,507,468,519**
Issuance of shares to existing shareholders	1,501,465,480,000	300,293,096,000	-	-	-	1,801,758,576,000
Share dividend	1,480,342,060,000	(280,342,060,000)	-	-	(1,200,000,000,000)	-
Share issuance costs	-	(1,083,940,484)	-	-	-	(1,083,940,484)
Bonus and welfare fund	-	-	-	-	(5,118,700,036)	(5,118,700,036)
Net profit for the year	-	-	-	-	(52,307,340,342)	(52,307,340,342)
As at 30 September 2025	**10,206,316,750,000**	**302,020,434,322**	**(2,500,560,000)**	**107,828,707,986**	**1,061,090,731,349**	**11,674,756,063,657**
For the nine -month period ended 30 September 2026:						
As at 01 January 2026	**11,141,316,750,000**	**1,105,726,834,322**	**(2,500,560,000)**	**107,828,707,986**	**992,622,015,535**	**13,344,993,747,843**
Issuance of shares to existing shareholders	-	-	-	-	-	-
Issuance of shares to pay dividends	1,557,207,760,000	(1,100,000,000,000)	-	-	(457,207,760,000)	-
Bonus and welfare fund	-	-	-	-	(4,617,620,253)	(4,617,620,253)
Net profit for the year	-	-	-	-	(53,303,498,245)	(53,303,498,245)
As at 30 *September* 2026	**12,698,524,510,000**	**5,726,834,322**	**(2,500,560,000)**	**107,828,707,986**	**477,493,137,037**	**13,287,072,629,345**

b. Capital transactions with owners

	For the nine -month period ended 30 September 2026	*For the nine -month period ended 30 June 2025*
Contributed share capital		
Beginning balance	11,141,316,750,000	7,224,509,210,000
Issuance of shares for existing shareholders	1,557,207,760,000	2,981,807,540,000
Ending balance	**12,698,524,510,000**	**10,206,316,750,000**

c. Ordinary shares

	30 September 2026	*31 December 2025*
	Number of shares	*Number of shares*
Shares authorised to be issued	1,269,852,451	1,114,131,675
Shares issued and fully paid		
Ordinary shares	1,269,852,451	*1,114,131,675*
Treasury shares		
Ordinary shares	*(1,747,486)*	*(1,747,486)*
Shares in circulation		
Ordinary shares	1,268,104,965	*1,112,384,189*
Par value of outstanding shares	*10,000*	*10,000*

d. Corporate funds

	30 September 2026	*31 December 2025*
Investment and development fund	107,828,707,986	107,828,707,986

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the financial period from 01 January to 30 September 2026
(Expressed in VND, unless otherwise stated)
These notes form an integral part of and should be read in conjunction with these accompanying separate financial statement

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

5.1. Net revenue from sale of goods and rendering of services

	Quarter III 2026	*Quarter III 2025*	*Accumulate until Quarter III 2026*	*Accumulate until Quarter III 2025*
Gross revenue	**6,562,510,993**	**3,527,423,295**	**13,448,626,042**	**74,710,188,369**
In which:				
Revenue from the transfer of apartment sale contracts	-	-	-	36,657,272,725
Revenue from management services and leasing real estate	5,104,545,455	2,336,131,177	9,593,636,364	34,479,039,290
Revenue from investment properties	1,457,965,538	1,191,292,118	3,854,989,678	3,573,876,354
Deductions	-	-	-	-
Sales Returns	-	-	-	-
NET REVENUE	**6,562,510,993**	**3,527,423,295**	**13,448,626,042**	**74,710,188,369**

5.2. Costs of goods sold and services rendered

	Quarter III 2026	*Quarter III 2025*	*Accumulate until Quarter III 2026*	*Accumulate until Quarter III 2025*
Cost of real estate sales	-	-	-	-
Cost of management services and leasing real estate	4,693,232,343	1,855,829,320	8,581,032,241	23,544,851,788
Cost of real estate development services	690,675,994	518,122,190	2,006,533,107	1,554,366,566
TOTAL	**5,383,908,337**	**2,373,951,509**	**10,587,565,348**	**25,099,218,354**

5.3. Finance income

	Quarter III 2026	*Quarter III 2025*	*Accumulate until Quarter III 2026*	*Accumulate until Quarter III 2025*
Interest income	9,878,991,124	4,696,409,272	37,759,669,219	7,917,612,188
TOTAL	**9,878,991,124**	**4,696,409,272**	**37,759,669,219**	**7,917,612,188**

5.4. Finance expenses

	Quarter III 2026	*Quarter III 2025*	*Accumulate until Quarter III 2026*	*Accumulate until Quarter III 2025*
Interest expenses	-	3,230,000,117	1,306,438,357	21,352,879,057
Bond issuance cost	-	78,011,342	-	157,079,528
Other finance expenses	7,491,986	74,975,356	594,841,486	606,772,020
TOTAL	**7,491,986**	**3,382,986,815**	**1,901,279,843**	**22,116,730,605**

5.5. Selling expenses and general and administrative expenses

	Quarter III 2026	*Quarter III 2025*	*Accumulate until Quarter III 2026*	*Accumulate until Quarter III 2025*
Selling expenses	**1,891,029,150**	**13,970,120,857**	**40,921,480,079**	**28,198,687,412**
Labour cost	-	536,342,399	2,130,142,975	1,758,295,639
Brokerage fees	-	-	-	51,686,250
Advertising expenses, interest support	1,722,200,857	13,175,707,094	38,405,389,709	25,790,821,173
Depreciation and amortisation	36,004,999	22,901,234	92,009,998	62,901,233
Others	132,823,294	235,170,130	293,937,397	534,983,117
General and administrative expenses	**31,245,334,768**	**18,803,409,750**	**64,552,856,572**	**56,390,857,635**
Labour cost	15,458,484,269	11,885,679,727	56,993,305,202	34,638,723,470
Expense for external services	12,840,784,127	1,989,465,273	28,091,391,464	6,098,841,050
Depreciation and amortisation	1,079,105,012	2,816,592,223	2,197,010,297	6,470,004,737
Provision expenses	-	-	(30,000,000,000)	5,000,000,000
Others	1,866,961,360	2,111,672,527	7,271,149,609	4,183,288,378
TOTAL	**33,136,363,918**	**32,773,530,607**	**105,474,336,651**	**84,589,545,047**

5.6. Other income and expenses

	Quarter III 2026	*Quarter III 2025*	*Accumulate until Quarter III 2026*	*Accumulate until Quarter III 2025*
Other income	**3,021,558,645**	**80,933,430**	**29,561,226,693**	**249,479,644**
Income from contract compensation	534,879,507	80,735,385	2,693,451,322	238,739,145
Others	2,486,679,138	198,045	26,867,775,371	10,740,499
Other expenses	**3,500,000**	**1,665,753,727**	**6,534,669,491**	**3,379,126,537**
Tax penalty accrual	3,500,000	665,177,907	6,534,669,491	2,378,530,716
Others	-	1,000,575,820	-	1,000,595,821
NET OTHER LOSS	**3,018,058,645**	**(1,584,820,297)**	**23,026,557,202**	**(3,129,646,893)**

6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CASH FLOW STATEMENT

6.1. Borrowings during the period

	For the nine -month period ended 30 September 2026	*For the nine -month period ended 30 September 2025*
Drawdown of standard borrowings	151,546,643,105	642,229,571,627
TOTAL	**151,546,643,105**	**642,229,571,627**

6.2. Principal repayments during the period

	For the nine -month period ended 30 September 2026	*For the nine -month period ended 30 September 2025*
Repayment of standard borrowings	139,000,000,000	400,003,016,313
Repayment of bond principal	-	200,000,000,000
TOTAL	**139,000,000,000**	**600,003,016,313**

7. OTHER INFORMATION

7.1. Transactions with related parties

In addition to the balances with related parties presented in other notes to the interim separate financial statements, the Company had significant transactions with related parties during the current and previous periods as follows:

Related parties	*Relationship*	*Nature of transaction*	*For the nine - month period ended 30 September 2026*	*For the nine - month period ended 30 September 2025*
Vicco Saigon	Subsidiary	Office rental	3,849,105,420	1,988,704,467
		Pay office rental	1,411,338,654	2,117,007,981
DXS	Subsidiary	Pay service fees	-	241,278,468
		Collected payment	-	307,246,475,000
		Remit collected payment	-	307,246,475,000
		Receive booking payment	-	343,400,000,000
		Refund booking payment	1,600,000,000	159,600,000,000
		Other payables	-	11,383,744,458
		Repayment of other payables	-	3,500,000,000
Dia Oc Nam Trung Bo	Subsidiary	Receive back from BCC	-	1,000,000,000
Hoi An Invest	Subsidiary	Loan receivables	358,000,000,000	-
		Interest expenses	283,561,643	-
BLUEMARQ DEVELOPMENT	Subsidiary	Capital contribution	-	1,559,000,000,000
		Remit collected payment	-	387,964,800,000
		Loan repayments	-	400,000,000,000
		Revenue from project development	2,860,000,000	27,500,000,000
		Revenue from rental	6,733,636,364	6,414,545,454
		Collect service fees	-	37,306,000,000
		Pay interest expenses	-	22,845,029,185
		Interest expenses	8,638,493,151	10,091,917,810
		Refund booking payment	905,000,000,000	-
		Service fees	182,100,535,170	-
		Pay service fees	221,249,569,864	-
		Loan receivables	340,000,000,000	-
		Collect loan principal	337,000,000,000	-
		Others	744,996,296	
Dat Xanh Tech	Subsidiary	Capital contribution	2,085,000,000	660,000,000

Athena Invest	Subsidiary	Capital contribution	700,000,000	320,000,000
Vidoland	Subsidiary	Receive back from BCC	97,621,039,416	-
Nha Trang Petrol	Subsidiary	Interest expenses	36,402,890	36,402,890
DXI	Subsidiary	Repayment of other payables	-	3,306,974,533
Ihouzz	Subsidiary	Software provision fee	2,341,800,000	1,388,565,408
		Software fee repayment	2,221,805,000	1,222,198,408
		Cloud's software provision fee	1,153,809,132	-
Asahi Japan	Subsidiary	Service fees	1,883,623,190	951,125,051
		Pay service fees	2,049,718,869	538,407,008
Ha Thuan Hung	Subsidiary	Collect interest on loans	-	33,103,726
		Loan	690,000,000,000	-
		Interest on loan	6,930,273,973	-
		Collect of loan	606,000,000,000	-
		Borrowing	-	159,000,000,000
		Loan repayments	139,000,000,000	
		Repay loan interest	3,254,246,576	-
		Interest expenses	1,306,438,357	283,150,685
LinkGroup Real Estate Corporation	Subsidiary	Refund deposit	500,000,000	-
DXMD Viet Nam	Subsidiary	Clearing debts	-	500,000,000
Dat Xanh mien Nam	Associate	Clearing debts	-	7,883,744,458
BLUEMARQ Asset Management	Subsidiary	Capital contribution	209,960,000,000	-
BLUEMARQ Investment	Subsidiary	Capital contribution	199,960,000,000	-
Mr Bui Ngoc Duc	BOD's member	Collect from the sale of real estate products	1,014,554,844	-
Mr Ha Duc Hieu	BOD's member	Collect from the sale of real estate products	254,471,730,074	-
Mr Le Dang Quoc Hung	BOD's member	Collect from the sale of real estate products	7,306,488,984	-

Remuneration to members of the Board of Directors, Management and other members of managements:

	For the nine -month period ended 30 September 2026	*For the nine -month period ended 30 September 2025*
General Director	4,528,734,269	4,105,695,710
Other Management Members	5,853,946,148	5,059,697,149
TOTAL	**10,382,680,417**	**9,165,392,859**

7.2. Events after the balance sheet date

There has been no significant event occurring after the interim balance sheet date which would require adjustments or disclosures to be made in the interim separate financial statements of the Company.

7.3. Corresponding figures

Comparative figures on The balance sheet and corresponding notes are the figures from the financial statements for the fiscal year ending 31 December 2025, audited by Ernst & Young Vietnam Limited. The figures in the Income Statement, Cash Flow Statement, and corresponding notes are the financial statement data for the accounting period from 01 January 2025, to 30 September 2025. Some indicators on the statement of financial position (formerly the balance sheet) have been adjusted retrospectively by the Company in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025. The impact of the non-retroactive adjustment is as follows:

Some indicators on statement of financial position:

	As at 31/12/2025 (audited)	**Reclassify**	**As at 31/12/2025 (reclassified)**
Held-to-maturity investments	100,230,000,000	36,402,890	100,266,402,890
Other short-term investments	-	98,913,184,000	98,913,184,000
Lending principal receivables	255,854,962,463	(98,949,586,890)	156,905,375,573
Other short-term payables	2,468,743,018,278	(80,034,700)	2,468,662,983,578
Dividends and profit payable	-	80,034,700	80,034,700

Approved, 30 Oct 2026

PREPARER	**CHIEF ACCOUNTANT**	**LEGAL REPRESENTATIVE**
PHAM THI TUYET TRAM	**BUI THANH THAO**	**NGUYEN TRUONG SON**